



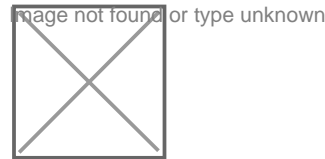
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#### Regional Contact

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## 59, 260300 WRITING CREEK CRESCENT FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Balzac, Alberta

**Listing ID:**  
30307

**MLS ID:**  
A2214682

**\$125,000**



**ABBY EVERINGHAM**  
 (403) 618-6984

The Real Estate District  
 403-618-6984

59, 260300 Writing Creek Crescent , Balzac , Alberta T4A0X8

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 98	<b>Zoning</b> DC
<b>Subdivision</b> NONE	<b>Nearest Town</b> Balzac	<b>Year Built</b> 2018
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 1810813	<b>Building Area (Sq. Ft.)</b> 149.00	<b>Building Area (Sq. M.)</b> 13.84
<b>Lot Size (Sq. Ft.)</b> 174240	<b>Lot Size (Acres)</b> 4.00	<b>Inclusions</b> na
<b>Restrictions</b> None Known	<b>Reports</b> Title	

TURNKEY AND READY TO START SELLING, WITH FULL BUILDOUT AND INVENTORY!! This is your opportunity to own a beautifully designed, thoughtfully curated retail unit in the heart of New Horizon Mall. Currently operating as a high-end luxury lingerie store, this space is ready for the next visionary owner to step in and make their mark. Over \$50,000 in professional renovations have transformed this unit into a stunning, upscale boutique, with every detail crafted by top-tier interior designers. The elegant finishes, custom displays, and intimate lighting all work together to create a one-of-a-kind shopping experience that feels both exclusive and inviting. Included in the sale is \$116,000 worth of inventory (resale value), offering immediate value. Whether you continue the current concept or rebrand, the infrastructure is in place to support a premium retail business. New Horizon Mall continues to grow as a diverse shopping destination, and this unit stands out as one of the most beautifully finished in the entire development. The existing business concept was developed with care, intention, and a deep understanding of its niche market. Over \$50,000 in professional renovations have transformed this unit into a stunning, upscale boutique, with every detail crafted by top-tier interior designers. The elegant finishes, custom displays, and intimate lighting all work together to create a one-of-a-kind shopping experience that feels both exclusive and inviting. Included in the sale is \$116,000 worth of inventory (resale value), offering immediate value. Whether you continue the current concept or rebrand, the infrastructure is in place to support a premium retail business. New Horizon Mall continues to grow as a diverse shopping destination, and this unit stands out as one of the most beautifully finished in the entire development. The existing business concept was developed with care, intention, and a deep understanding of its niche market.

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